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# **SUBDIVISION REGULATIONS**



**SURFSIDE BEACH  
SOUTH CAROLINA**



TITLE: Subdivision Regulations, Surfside Beach, South Carolina

AUTHOR: Office of Planning, Division of Administration, Office of  
the Governor

SUBJECT: Subdivision Regulations

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ABSTRACT: The regulations provide, in accordance with South Carolina law,  
for the regulation of the subdivision of land within the Town of  
Surfside Beach, South Carolina. Included therewith are procedures  
for preparing and approving plats; design standards for streets;  
alleys, or rights-of-way, easements, lots and blocks; minimum  
requirements for public improvements; and provisions for variations,  
exceptions, amendments, enforcement, and penalties.

SUBDIVISION REGULATIONS  
SURFSIDE BEACH, SOUTH CAROLINA

June, 1972

Prepared for the  
Surfside Beach Planning and Promotion Board  
By the Office of Planning  
Division of Administration  
Office of the Governor

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SUBDIVISION ORDINANCE  
TOWN OF  
SURFSIDE BEACH, SOUTH CAROLINA

AUTHORITY AND ENACTMENT

Pursuant to the authority granted under the terms of the South Carolina General Planning Statute, the governing authority of the Town of Surfside Beach does hereby ordain and enact into law the following Articles and Sections.

ARTICLE I  
JURISDICTION

These regulations shall govern all subdivision of land lying within the corporate limits of the Town of Surfside Beach.

ARTICLE II  
PURPOSE

The purposes of this ordinance are to establish procedures and standards for the development and subdivision of real estate within the corporate limits of the Town of Surfside Beach in an effort to, among other things:

1. Encourage the economically sound and stable development of the town;
2. Assure the timely provision of required streets, utilities, and other facilities and services to new land development;
3. Assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments;
4. Assure the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational, educational, and other public purposes; and
5. Assure, in general, the wise and timely development of new areas, in harmony with the comprehensive plan of the town.

ARTICLE III  
PLAT SUBMISSION PROCEDURE AND PLAT REQUIREMENTS

Section 31. Plat Submission for Preapplication Review:

31.1 Purpose and Procedure. The purpose of the preapplication review is to afford the subdivider an opportunity to avail himself of the advice and assistance of the planning commission or designated official by first submitting a simple sketch plan of the proposed plat for review. This procedure is designed to facilitate the subsequent preparation and approval of subdivision plats, but is not mandatory.



31.2 Requirements. The sketch plan, if submitted, shall be drawn at an approximate scale of one inch to 200 feet, and shall show the tentative street layout, approximate street rights-of-way widths, lot arrangement, the location of the nearest water and sewer lines, water courses, drainage and utility easements, existing structures, total acres, approximate number of lots, adjoining streets, north arrow, tract boundary, proposed use of land, existing zoning, source and type of water supply and waste system proposed.

This procedure does not require a formal application or fee.

## Section 32. Plat Submission for Preliminary Review:

### 32.1 Procedure.

- a. Application for preliminary approval of a subdivision plat shall be submitted to the Building Inspector at least fifteen (15) days prior to the regularly scheduled meeting date of the Planning Commission.
- b. Within the fifteen days prior to the Planning Commission meeting, the Building Inspector shall forward the application to the offices of the Town Engineer designate and County Health Department for their brief review and comments. Their reports shall become an integral part of the application and shall certify compliance with or note deviations from the requirements of this ordinance and include comments on other factors which bear upon the public interest.
- c. The Planning Commission shall act on the preliminary plan within thirty (30) days after receipt thereof, and, if approving, shall indicate in writing, (1) the conditions of such approval, if any; (2) certification by the Secretary of the Planning Commission; and (3) the date on which the Planning Commission granted approval; or if disapproving, shall express in writing its disapproval and its reasons therefor. The action of the Commission shall be recorded in the minutes of the Commission meeting, and the subdivider shall be duly notified.

Approval of a preliminary subdivision plan shall not constitute approval of the final subdivision plat. Application for approval of the final (record) plat will be considered only after the requirements for final plat approval as specified herein have been fulfilled and after all other specified conditions, have been met.

Upon approval of the preliminary subdivision plan by the Planning Commission, the subdivider may proceed to comply with the other requirements of these regulations and the preparation of the final subdivision plat.

32.2 Requirements. The preliminary subdivision plat shall be submitted at a scale of not less than one inch to two hundred feet and shall include and show the following information:

1. Name of owner of record.
2. Proposed name of subdivision, date, north point, and graphic scale.
3. Name and seal of registered surveyor or civil engineer.
4. Name of municipality or county in which subdivision is located.
5. Vicinity map showing location of the subdivision.
6. Exact boundaries of the tract of land being subdivided shown with bearings and distances.
7. All wooded areas, marshes, and any other conditions affecting the site.
8. The location of existing streets, buildings, water courses, railroads, transmission lines, sewers, culverts, and drainpipes, water mains, town limit lines, and any public utility easements on and adjacent to the tract being subdivided.
9. Should the Planning Commission determine that the land to be subdivided warrants special consideration because of topographical or other conditions peculiar to the site, the subdivider shall then submit upon request, a topographic map at an interval deemed necessary by the Commission.
10. Proposed streets and alleys, rights-of-way, and street names.
11. Proposed utility easements, widths, and layouts.
12. Proposed lot lines with bearings and distances, and lot and block numbers.
13. Proposed minimum building setback lines.
14. Proposed parks, school sites, or other public open spaces, if any.
15. Site data:
  - a. Acreage in total tract.
  - b. Smallest lot size.
  - c. Total number of lots.
  - d. Lineal feet in streets.
16. Preliminary plan for surface drainage, storm drainage and/or other drainage structures.



### Section 33. Plat Submission for Final Review

The final plat shall constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at the time of submission. Approval of the final plat shall be subject to the installation of the improvements designated in Article V of these regulations or certified evidence from the Town that said improvements shall be installed in accordance with these regulations. The procedure for obtaining final plat approval is as follows:

#### 33.1 Procedure.

- a. The subdivider shall submit to the Building Inspector within two (2) years of the date of preliminary plat approval at least three black or blue-line prints of the final plat on linen or polyester film.
- b. The Building Inspector shall forward the plat within fifteen (15) days prior to the regularly scheduled meeting of the Planning Commission of the offices of the Town Engineer designate and County Health Department for their review and certification.
- c. The plat shall then be submitted to and checked by the Planning Commission for conformance with the approved preliminary plat, and with the requirements of these regulations. The Planning Commission shall notify the subdivider in writing of any noncompliance with these regulations or any deviation from the approved preliminary plat which is found on the final plat or submit a report to the Town Council certifying compliance of the final plat with the requirements of these regulations within thirty (30) days after submission of the final plat to the Planning Commission.
- d. Upon approval and certification by the Town Engineer designate, County Health Department, and the Planning Commission, the plat shall then be presented to the Town Council for review and, if approved, shall be certified and the plat shall be executed as required for recording by the Register of Deeds of Horry County; if disapproved, the reasons for disapproval shall be so stated and the plat shall be returned to the subdivider.
- f. The approved final plat must be recorded with the Register of the Deeds within six (6) months after approval by the Planning Commission. Should the six (6) month time limit expire before the plat is recorded, it must be re-submitted to the Building Inspector for reprocessing. It shall be unlawful to sell or transfer property (lots) within the approved subdivision until after plat has been recorded with the Register of Deeds.

33.2 Final Plat Requirements. The final plat shall be drawn on linen at the same scale and on the same sheet size as the preliminary plat and shall conform substantially to the preliminary plat as approved. The final plat shall be prepared by a Registered Surveyor or Civil Engineer and shall show the following information:

1. Name of owner of record.
2. Name of subdivision, date, north point, and graphic scale.
3. Name and seal of registered surveyor or civil engineer.
4. Name of municipality or county in which subdivision is located.
5. Exact boundaries of the tract of land being subdivided shown with bearings and distances.
6. Streets and alleys, rights-of-way, and street names.
7. Lot lines and lot and block numbers.
8. Minimum building setback lines.
9. Parks, school sites, or other public open spaces, if any.
10. Accurate description of the location of all monuments and markers.
11. Existing railroads, water courses, and town limit lines.
12. Utility easements, widths, and layouts for:
  - a. Water
  - b. Gas
  - c. Sanitary Sewer
  - d. Storm Drainage
  - e. Electrical Lines
13. Forms for Final Certification: The following certificates shall be lettered or rubber stamped on the final plat in such a manner as to insure that said certificates will be legible on any prints made therefrom:
  - a. Certificate of Approval for Recording Plat

I, \_\_\_\_\_, Chairman of the  
Surfside Beach Planning Commission, hereby certify that  
said Commission fully approved the final plat of the sub-  
division entitled \_\_\_\_\_ on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_.

---

CHAIRMAN



b. Certificate of Ownership and Dedication

I(We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I(we) hereby adopt this plan of subdivision with my(our) free consent, establish minimum building lines and dedicate all streets, alleys, walks, parks, and other sites to public or private uses as noted.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

c. Certificate of Accuracy

It is hereby certified that this plat is true and correct to the accuracy required in Article V, Section 50.3, Degree of Accuracy.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Registered Civil Engineer  
or Registered Surveyor

d. Certificate of Approval of Streets and Sewer Service

I hereby certify that the streets and sewage disposal system have been satisfactorily installed, or proposed for installation, in the subdivision entitled \_\_\_\_\_ and fully meet the requirements in this ordinance.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Town Engineer Designate

e. Certification of Approval of the Installation of Water Lines.

I hereby certify (1) that water lines have been installed in an acceptable manner and according to ordinance specifications and standards in the subdivision entitled \_\_\_\_\_ or, (2) that a guarantee of the installation of the required improvements in an amount or manner satisfactory to the Town of Surfside Beach has been received.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Town Engineer Designate

f. Certificate of Approval of Water System and Waste Treatment Facilities

This is to certify that the Horry County Health Department has reviewed and approved the water and sewer system for the subdivision entitled \_\_\_\_\_.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director of County Board of Health

ARTICLE IV  
DESIGN STANDARDS

The following design standards shall be considered minimum requirements:

Section 40. Streets

40.1 Conformity to Existing Maps or Plans. The location and width of all proposed streets shall be in conformity with official plans and maps of the Town of Surfside Beach and with existing or amended plans of the Planning commission.

40.2 Continuation of Adjoining Street System. The proposed street layout shall be coordinated with the street system of the surrounding area. Where feasible existing principal streets shall be extended.



40.3 Access to Adjacent Properties. Where it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property and a temporary turn-around shall be provided.

40.4 Private Streets. There shall be no private streets platted in any subdivision.

40.5 Street Names. Proposed streets, which are obviously in alignment with other existing and named streets, shall bear the assigned name of the existing streets. In no case shall the name of proposed streets duplicate or be phonetically similar to existing street names, irrespective of the use of suffix, street, avenue, boulevard, drive, place, court, etc.

40.6 Local Streets. Local streets shall be so laid out that their use by through traffic will be discouraged.

40.7 Residential Buffers for Arterial or Collector Streets. Where a subdivision abuts or contains an existing or proposed arterial or collector street, the Planning Commission may require marginal access streets, double frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service drives, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

40.8 Reserved Strips Prohibited. Reserved strips at the terminus of a new street shall be prohibited.

40.9 Street Jogs. Street jogs with centerline offset of less than two hundred (200) feet shall be avoided.

40.10 Right Angle Intersections. Street Intersections shall be as nearly at right angles as practicable.

40.11 Culs-de-sac. Permanent dead-end streets shall not exceed six hundred (600) feet in length and shall be provided with a turn-around having a roadway diameter of at least eighty (80) feet and a right-of-way diameter of at least one hundred (100) feet. Temporary dead-end streets shall be provided with a turn-around having a sixty (60) foot diameter or a "T" type design of sufficient dimensions to allow for adequate turning maneuvers.

40.12 Alleys. Service Alleys or drives may be required in multiple dwelling, commercial and industrial developments and shall have a minimum surface treatment width of 20 feet, but shall not be provided in one and two family residential developments unless the subdivider provides evidence satisfactory to the Planning Commission of the need for alleys.

40.13 Street Right-of-Way Widths. Minimum street right-of-way widths shall be as follows:

Street TypeRight-of-Way

1. Local with Curb and Gutter
  - (a) Two lane with parking 60 feet
2. Collector with Curb and Gutter
  - (a) Two lane with turn lane 60 feet
  - (b) Two lane with turn and service lanes 80 feet
  - (c) Four lane without service lanes 80 feet
  - (d) Four lane with service lanes 90 feet
3. Arterial with Curb and Gutter
  - (a) Four lane without service lanes 80 feet
  - (b) Four lane with service lanes 100 feet
  - (c) Four lane with turn lane 90 feet
  - (d) Four lane with turn and service lanes 110 feet
4. Local with Valley Gutter
  - (a) Two lane with turn lane 60 feet
  - (b) Two lane with turn and service lanes 80 feet
  - (c) Four lane without service lanes 90 feet
  - (d) Four lane with service lanes 90 feet

40.14 Design Speeds for Streets. The minimum design speeds for streets shall be as follows:

<u>Street Type</u>	<u>Minimum Design Speed (mph)</u>
Local Access	30
Collector	35
Arterial	40

40.15 "Design Criteria for Vertical and Horizontal Curves. On any given vertical curves shall provide at least the minimum stopping sight distance and horizontal curves shall have at least the minimum radius, both as indicated of the applicable design speed in the following table:



# ROUNDED GEOMETRIC DESIGN CRITERIA<sup>(1)</sup>

DESIGN SPEED MPH	30	35	40	45	50
<u>Criteria:</u>					
STOPPING SIGHT DISTANCE					
<u>Minimum</u> stopping sight distance (ft.)	200	240	275	315	350
K(2) value for:					
Crest vertical curve	30	40	55	70	85
Sag vertical curve	35	40	55	60	75
HORIZONTAL CURVES(3)					
<u>Minimum</u> centerline radius (ft.)	250	350	450	600	750
Maximum degree of curve (D°)	23.0	16.5	12.5	9.5	7.5

- (1) From AASHO 1965 Geometric Design Policy for Rural Highways--with some rounding and interpolation.
- (2) K value is a coefficient by which the algebraic difference in grades (see Figure 1 attached) should be multiplied to determine the minimum length (in feet) of the vertical curve (simple parabolic) which will provide minimum sight distance.
- (3) See Figure 2 (attached) for minimum set-back required to provide minimum stopping sight distance for sight obstructions on inside of horizontal curves.

40.16 Tangents. Between reverse curves, there shall be a tangent of not less than 150 feet for local access streets, 200 feet for collector streets, and 250 feet for arterial streets.

## Section 41. Easements

Easements having a minimum width of eight (8) feet and located along the side or rear lot lines shall be provided as required for utility lines and underground mains and cables.

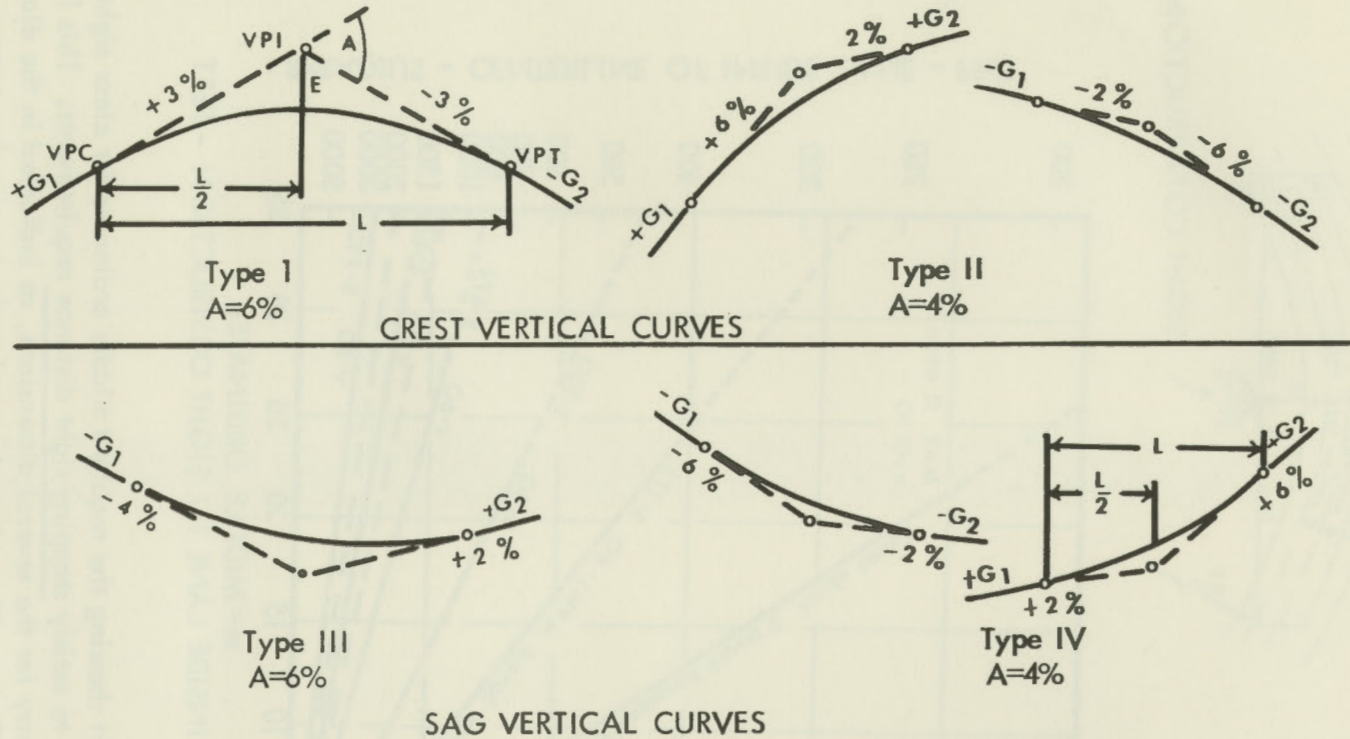
## Section 42. Blocks

42.1 Lengths. Block lengths shall not exceed eighteen hundred (1800) feet nor be less than three hundred (300) feet.

42.2 Widths. Blocks shall have sufficient width to allow two tiers of lots of minimum depth. Blocks may be one lot in depth where single-tier lots are required to separate residential development from through vehicular traffic or nonresidential areas.

FIGURE ONE

TYPES OF VERTICAL CURVES



SAG VERTICAL CURVES

$G_1$  and  $G_2$  Tangent Grades in Percent  
 $A$ , Algebraic Difference  
 $L$ , Length of Vertical Curve

Example

Given:

Design Speed = 45 mph  
 Alg. D.  $ff(A) = 6\%$

Find:

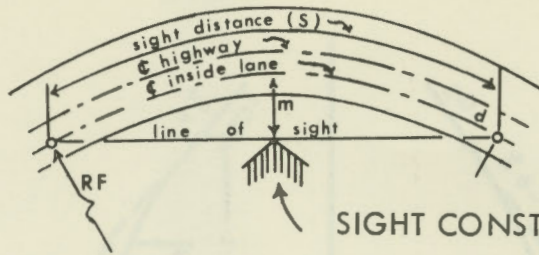
$K_{crest} = 70$ ;  $L = 70 \times 6 = 420'$   
 $K_{sag} = 60$ ;  $L = 60 \times 6 = 360'$



FIGURE TWO  
STOPPING SIGHT DISTANCE ON HORIZONTAL CURVES  
OPEN ROAD CONDITIONS

$$m = \frac{5730}{D} \text{ vers } \frac{SD}{200}$$

$$\text{Also } m = R \left( \text{vers } \frac{28.65S}{R} \right)$$



SIGHT CONSTRUCTION

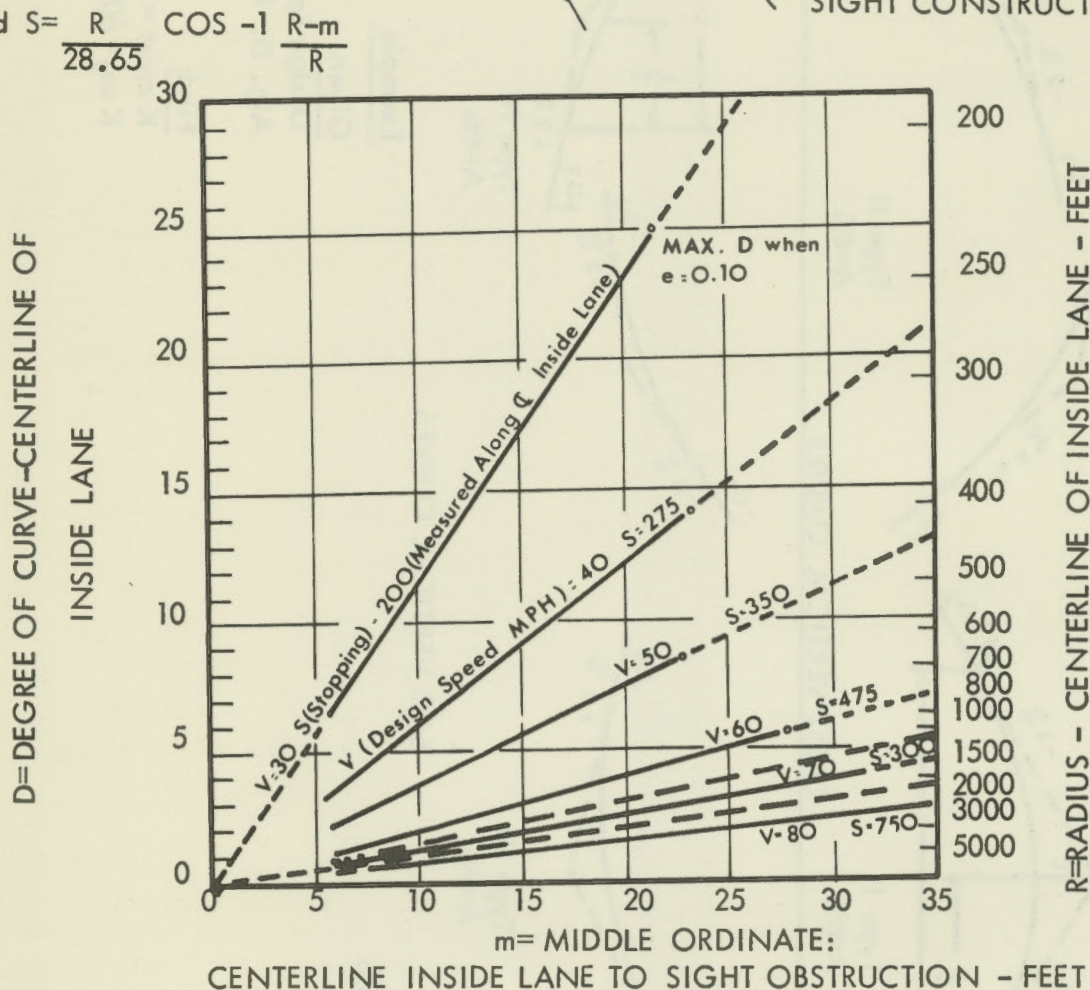


Figure Two is a design chart showing the required middle ordinates for clear sight areas at various degrees of curve to satisfy stopping sight distance requirements. This is an application of simple geometry for the several dimensions, as indicated in the diagrammatic sketch and formulas on the figure. These formulas apply only to circular curves longer than the sight distance for the pertinent design speed. For any design speed the relation of D to m is a straight line. In this chart form, relations of D, m and V can be quickly checked. For example, with a 50-mph design speed and a 5-degree curve, a clear sight area with a middle ordinate of 13.3 feet is required. As another example, for a sight obstruction condition with  $m=20$  feet on a 10 degree curve, the resulting sight distance is equivalent to a design speed of about 44 mph.

### Section 43. Lots.

Residential lots shall meet the lot width, depth, and area requirements of the zoning ordinance.

43.1 Orientation of Lot Lines. Side lot lines shall be substantially at right angles or radial to street lines.

43.2 Lots Abutting Public Streets. Each lot shall abut upon a dedicated public street.

43.3 Building Setback Lines. A building line meeting the front yard setback requirements of the zoning ordinance shall be established on all lots.

### Section 44. General Suitability

44.1 The Planning Commission shall not approve a subdivision where the soil conditions have been determined not suitable for development purposes of the kind proposed.

44.2 Land subject to flooding shall not be platted for residential occupancy, nor for such uses as may increase danger to health, life, or property or aggravate erosion or flood hazard.

## ARTICLE V INSTALLATION OF PERMANENT REFERENCE POINTS AND REQUIRED IMPROVEMENTS

### Section 50. Permanent Reference Points

50.1 Monuments. Within each block of a subdivision at least two (2) Monuments designed and designated as Control Corners shall be installed. The Surveyor shall employ additional Monuments if and when required. All Monuments shall be constructed of concrete and shall be at least four (4) inches in diameter or square and not less than three (3) feet in length. Each monument shall have imbedded in its top or attached by a suitable means a metal plate of noncorrosive materials and marked plainly with the Surveyor's registration number, the month and year it was installed and the word "Monument" or "Control Corner." A Monument shall be set at least thirty (30) inches in the ground with at least six (6) inches exposed above finished grade unless this requirements is impractical.

50.2 Property Markers. A steel or wrought iron pipe or the equivalent, not less than three-fourths (3/4) inches in diameter and at least thirty (30) inches in length shall be set at all property corners, except those located by Monuments.

50.3 Degree of Accuracy. Monuments and property markers shall be measured and installed to an accuracy of 1:5,000 feet for residential property and 1:10,000 feet for commercial and all other property.



## Section 51. Required Improvements

Approval of the final plat shall be subject to the subdivider having installed the improvements hereinafter designated, or having guaranteed, to the satisfaction of the Town the installation of said improvements.

51.1 Street Improvements. Land designated for streets and roads shall be cleared and filled in accordance with specifications set forth in the State Highway Department's Standard Specifications for Highway Construction and shall be approved by the Superintendent of the Street Department.

51.2 Drainage. Storm sewers, including open ditches and rights-of-way, shall be provided for the proper drainage of all surface water and shall be approved by the Town Engineer designated.

51.3 Public Water and Sewer Systems. All extensions of public water and sanitary sewer systems shall have the approval of the appropriate Town agency involved and shall be constructed according to such agency's standards and under such agency's supervision.

51.4 Community Water and Sewer Systems. All community (private) water and sewer systems (package plants or oxidation lagoons) shall have the written approval of the Horry County Health Department prior to construction. Such systems shall be constructed under the direct supervision of the Town Engineer designate who will certify to the Planning Commission that said systems have been constructed in accordance with Horry County Health Department specifications.

## ARTICLE VI DEFINITIONS

Except as specifically defined herein, all words used in this Ordinance have their customary dictionary definitions. For the purpose of this Ordinance, certain words or terms used herein are defined as

1. Easement. A grant to the general public, a corporation, or a certain person of a strip or a parcel of land for use for a specific purpose.
2. Lot. A single parcel or tract of land.
3. Double Frontage Lot. A lot having frontage and access on two or more public streets. A corner lot shall not be considered having double frontage unless it has frontage and access on three or more streets.
4. Reverse Strip. A strip of land adjacent to a public street or similar right-of-way which has been reserved for the purpose of controlling access to the public way.
5. Setback Line. A line parallel to the front property line in front of which no structure shall be erected.

6. Street. A dedicated and accepted public right-of-way for vehicular traffic.
- a. Local Streets. A street used primarily for providing direct access to abutting property.
  - b. Collector Streets. A street designed to carry medium volumes of vehicular traffic, provide access to the major street system and collect the traffic from the intersecting local streets.
  - c. Marginal Access. A minor (service) street which parallels and is adjacent to a major street, and which provides access to abutting property.
  - d. Arterial Street. A street designated primarily for the movement of large volumes of traffic from one area to another. Such streets are usually numbered state or federal highways.
7. Subdivision. All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, transfer, or development, and includes all division of land involving a new street or a change in existing streets, and includes resubdivision.
- The following exceptions are included within this definition only for the purpose of requiring that the Planning Commission be informed and have record of such subdivision.
- a. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the governing authority;
  - b. The division of land into parcels of five acres or more where no new street is involved.
8. Subdivider. Any person, firm, or corporation who divides or develops any land deemed to be a subdivision as herein defined.

#### ARTICLE VII PENALTIES

The owner or agent of the owner of any land located within the platting jurisdiction of the Surfside Beach Planning Commission as described herein who transfers or sells or agrees to sell such land by reference to or exhibition of or by use of a plat of subdivision of such land before such plat has been approved by the Planning Commission and recorded in the office of the Clerk of Court in and for the county, shall be guilty of a misdemeanor for each lot so transferred or sold or agreed or negotiated to be sold, and upon conviction thereof, shall be punished in the discretion of the Court. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction for such penalties. The Town may enjoin such transfer or sale or agreement by appropriate action.



ARTICLE VIII  
AMENDMENTS

The Surfside Beach Town Council shall hold a public hearing on any amendment to this ordinance prior to its adoption, notice of which shall appear not less than fifteen (15) nor more than thirty (30) days prior to the hearing date. This notice of hearing shall be made in a newspaper having general distribution in the area of jurisdiction.

ARTICLE IX  
LEGAL STATUTE PROVISIONS

Section 90. Conflicts With Other Laws

Whenever the requirements made under authority of these regulations impose higher standards than are required in any other statute or local ordinance or regulation, the provisions of this ordinance shall govern. Wherever the provisions of any other statute or local ordinance or regulation impose higher standards than are required by this ordinance, the provisions of such statute or local ordinance or regulations shall apply.

Section 91. Interpretation

The regulations expressed in this document shall be considered as the minimum provisions for the protection of the health, safety, economy, good order, appearance, convenience and welfare of the general public.

Section 92. Validity

Should any Section or Provision of this Ordinance be declared by the Courts to be unconstitutional or invalid such declaration shall not affect the Ordinance as a whole, or any other part thereof other than the part so declared to be unconstitutional or invalid.

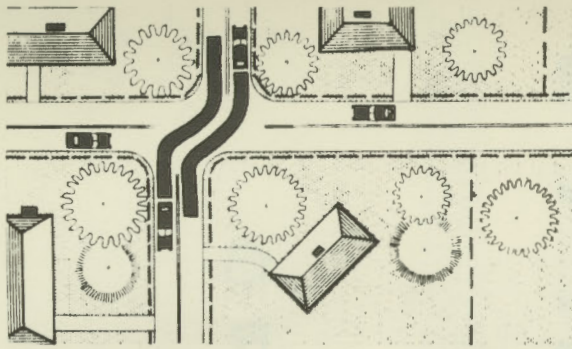
Section 93. Repeal or Conflicting Ordinances

All Ordinances or parts of Ordinances which are in conflict herewith are hereby repealed.

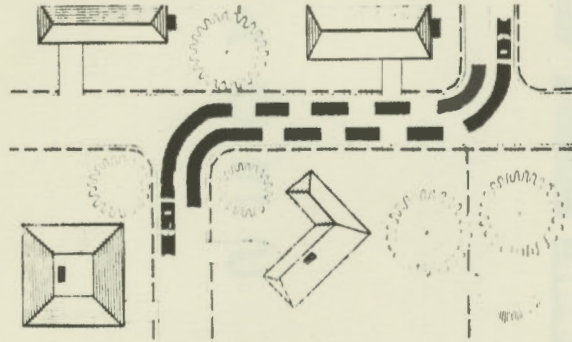
Section 94. Effective Date

This Ordinance shall take effect and be in forced from and after the date of its adoption by the Town Council of the Town of Surfside Beach.

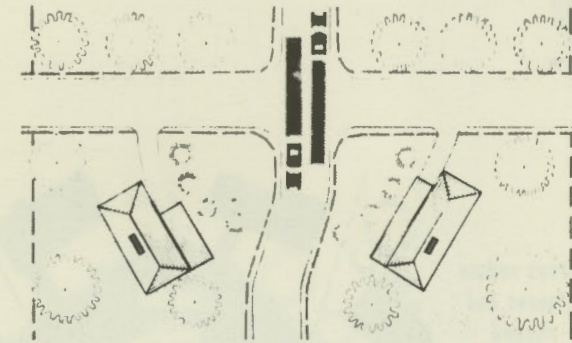
short street jogs  
create hazardous  
driving conditions



streets offset a  
minimum of 200'

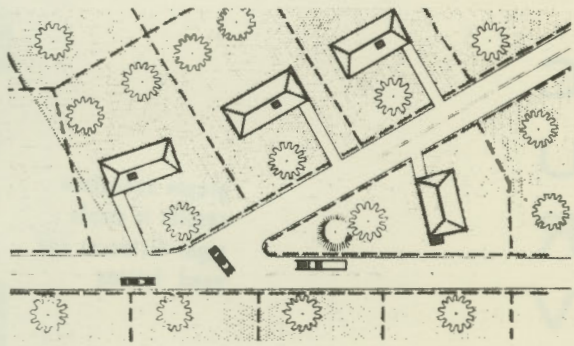


street jogs may be  
eliminated through  
proper design

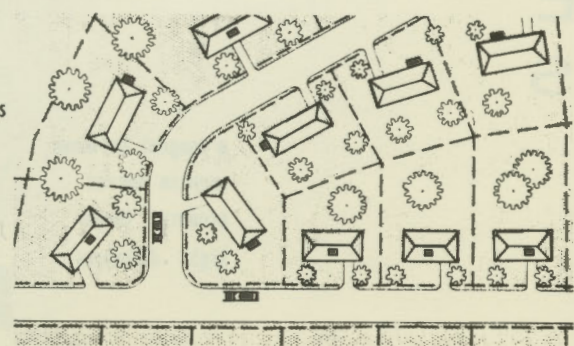


# INTERSECTIONS

sharp angle  
intersections:  
create traffic problems  
reduce sight distances  
produce improper  
lotting



right angle intersections  
result in good lotting  
and proper sight  
distances

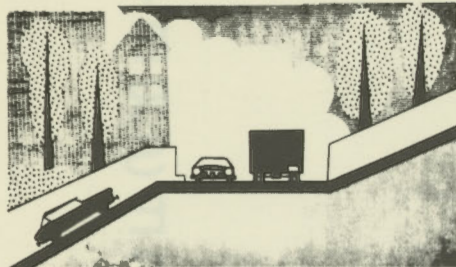




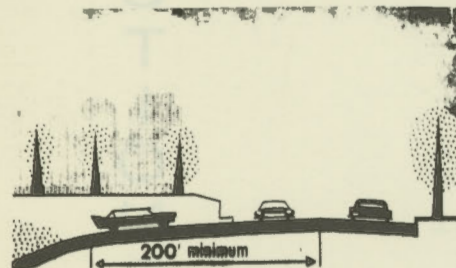
excessive grades on any street create traffic and drainage problems



steep grades at intersections reduce sight distances and hinder vehicle control

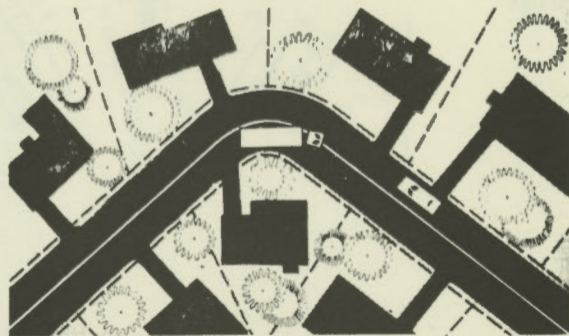


street grades should be flattened out within 200 feet of intersections

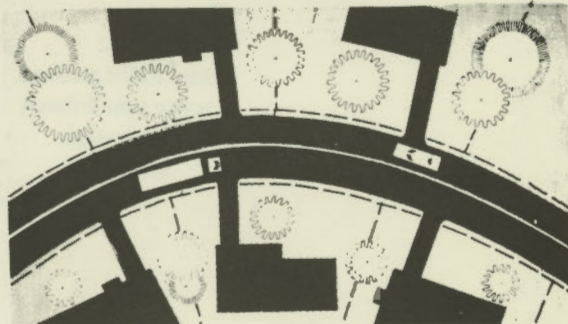


# G R A D E S

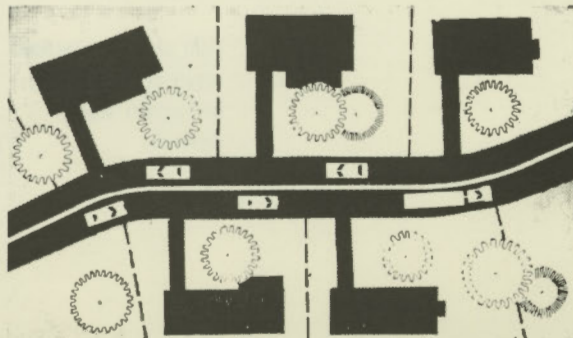
sharp curves reduce sight distances and difficult shaped lots result



proper curvature results in ample sight distances and good lotting

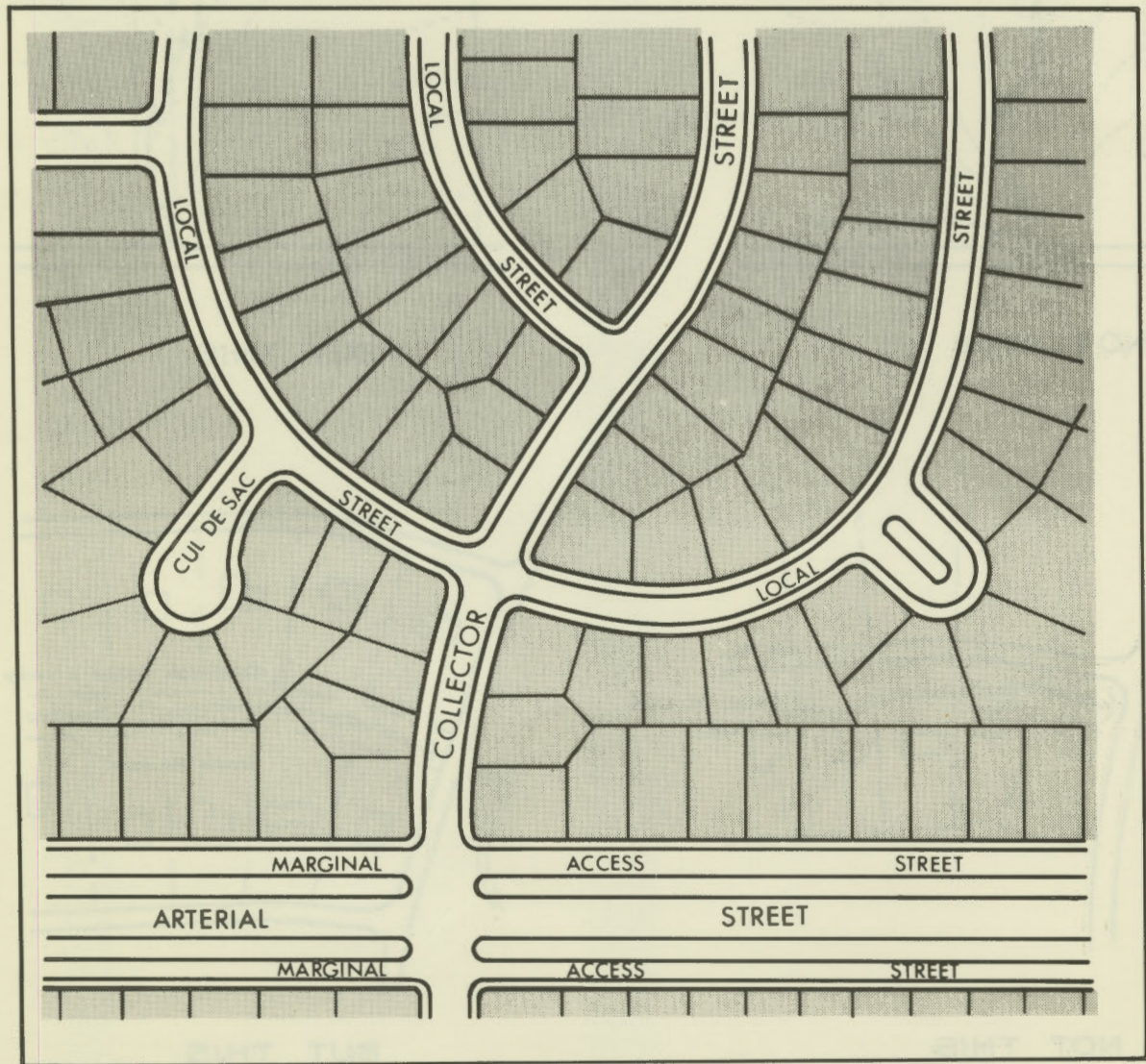


a tangent between reverse curves produces longer sight distances



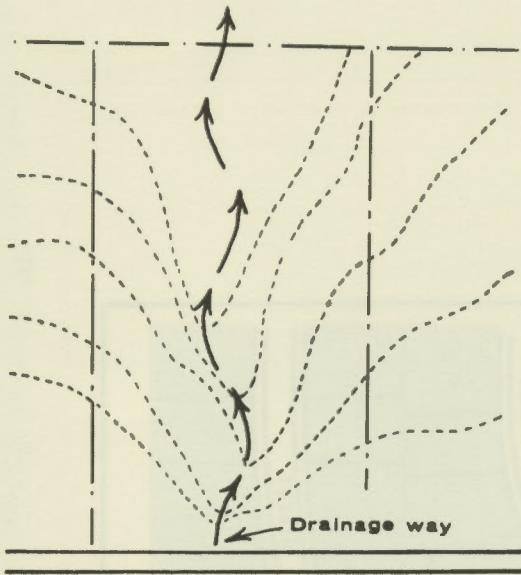
# C U R V E S

# STREET CLASSIFICATIONS

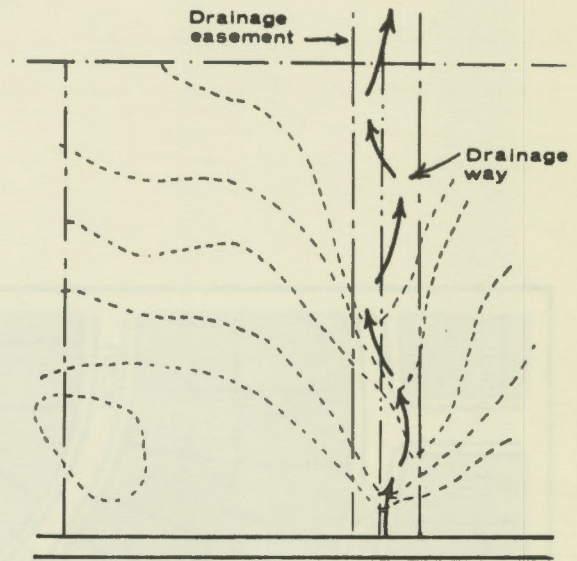




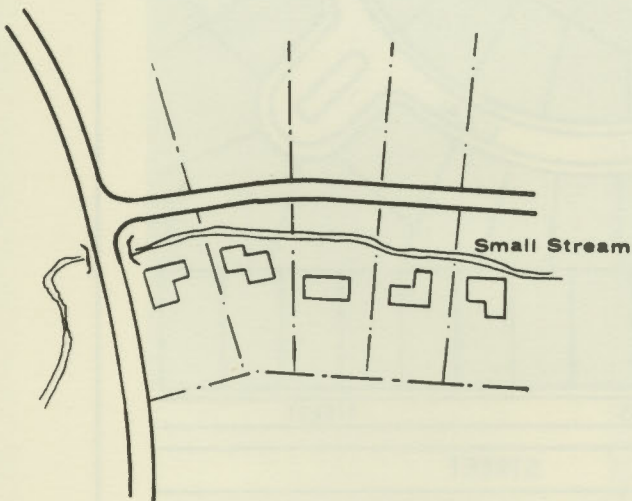
# Lot Layout Related to Stream Beds and Drainage Way



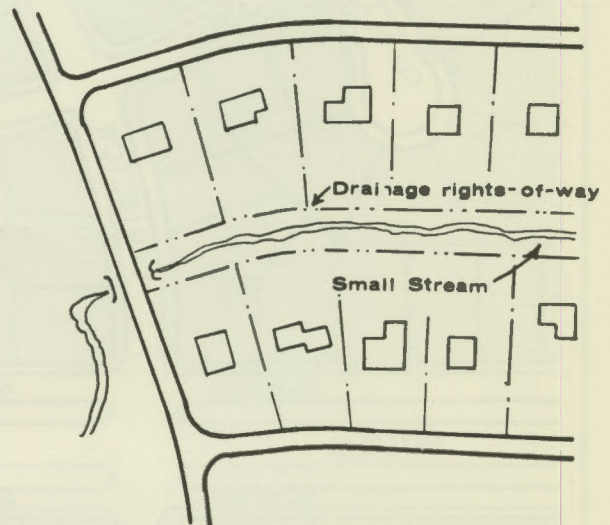
NOT THIS



BUT THIS



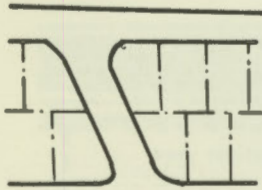
NOT THIS



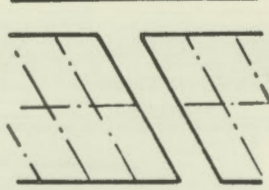
BUT THIS

# LOT DESIGN

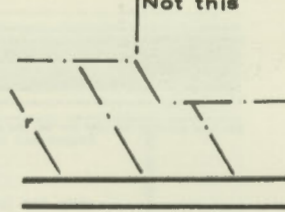
When diagonal streets cannot be avoided  
This way



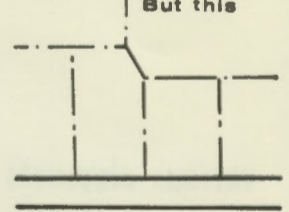
Not this



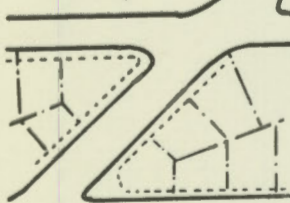
To avoid unusually shaped lots  
Not this



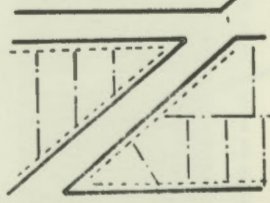
But this



When existing intersecting streets form acute-angle intersection  
This way

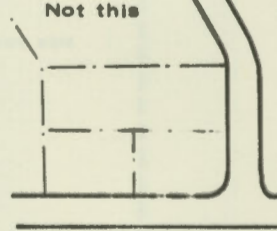


Not this

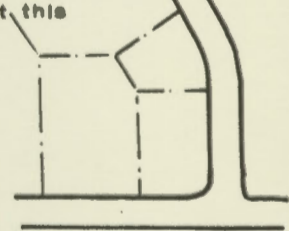


To create a desirable corner lot

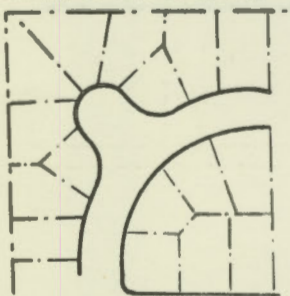
Not this



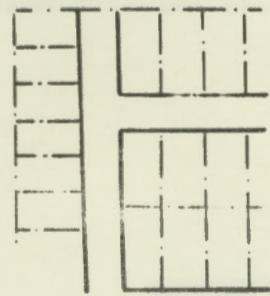
But this



Where future street extensions are not required in corners of the property

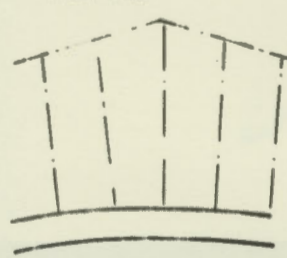


This way

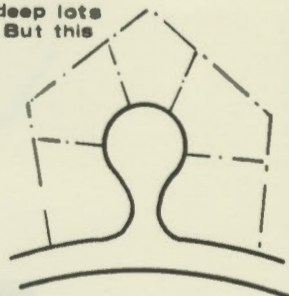


Not this

To avoid excessively deep lots  
Not this



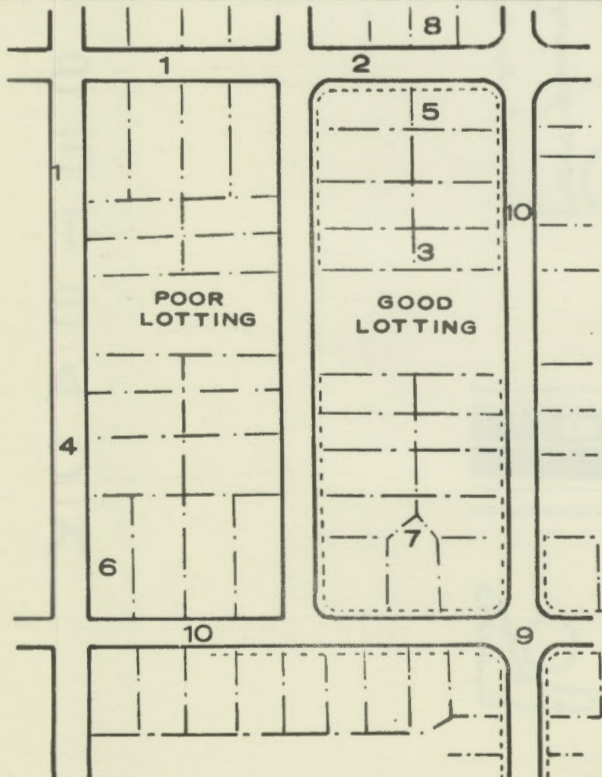
But this



## EXPLANATION

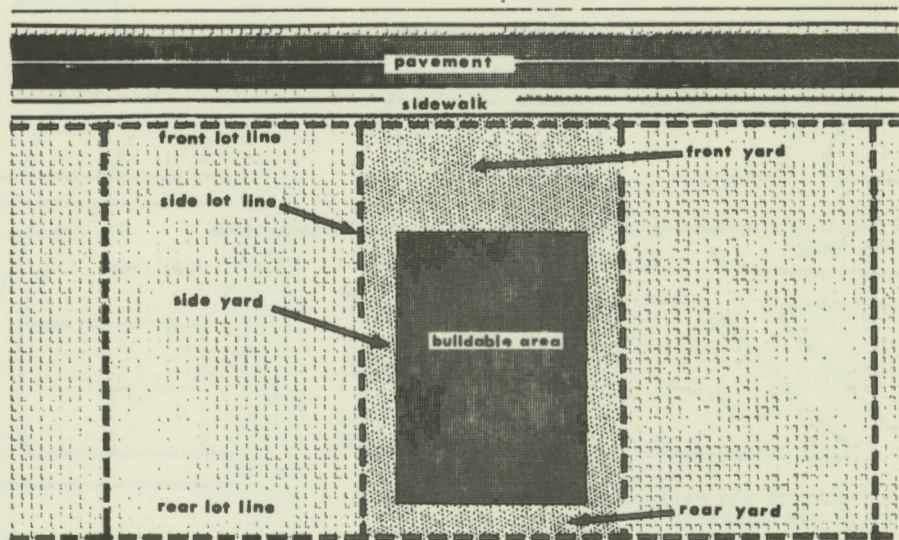
Diagram Showing Good and Poor Lotting Practice

1. Excess underground utilities at end of block required
2. No underground utilities at end of block
3. Rear utility easement unless underground power lines are installed in street
4. Street overhead and underground utilities
5. Increased corner lot width
6. Corner lots too narrow; corner lots should have greater width than interior
7. Good use of butt lot
8. Butt lots require extra utilities with bad view down rear lot line
9. Good lotting at street intersection
10. Required underground utilities

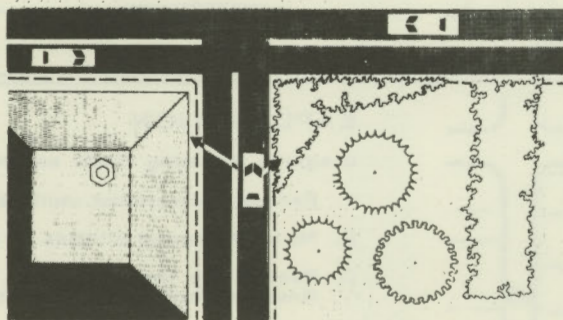




# various elements of a typical lot

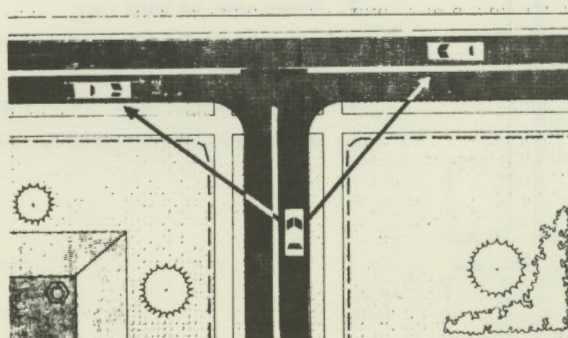


improper setback of  
buildings and plantings  
obstructs vision at  
intersections

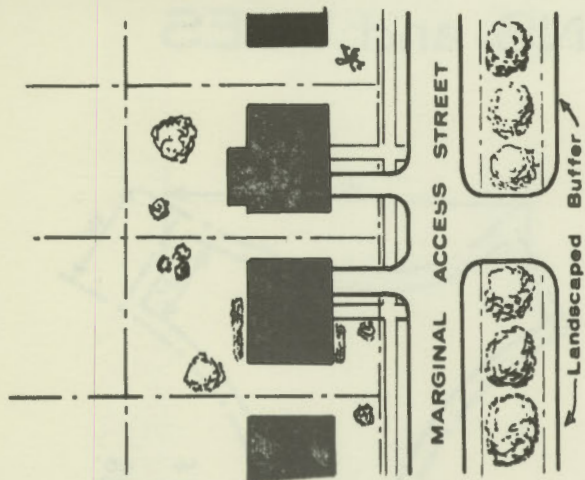


## S E T B A C K

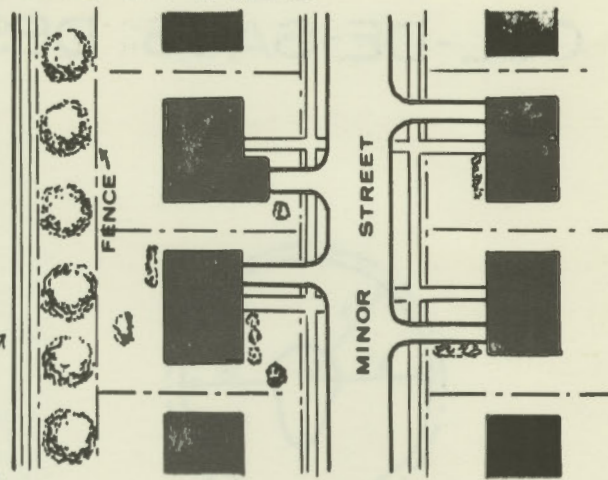
proper setback of  
buildings and  
plantings provides  
good sight  
distances



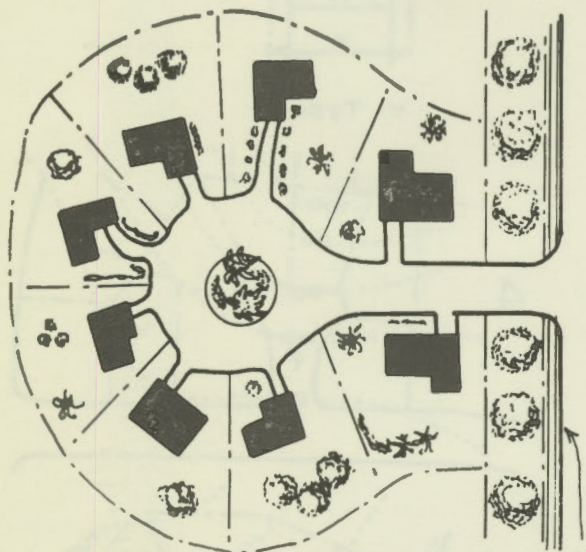
# METHODS OF SUBDIVIDING ALONG MAJOR THOROUGHFARES



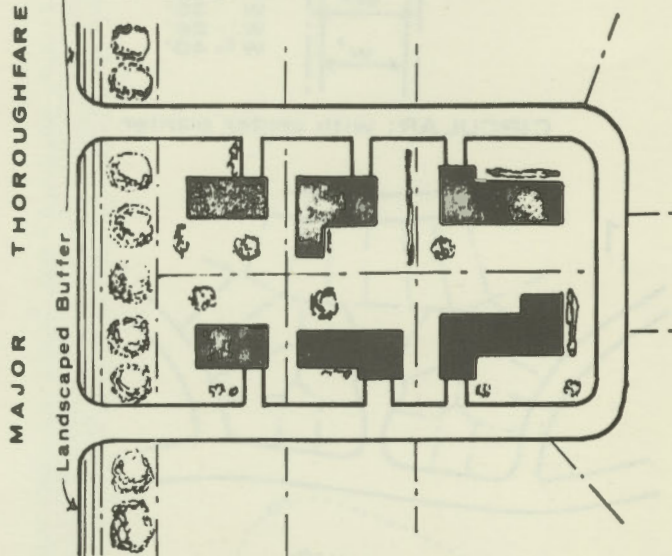
FACING HOUSES ON MARGINAL ACCESS STREET WITH LANDSCAPED BUFFER



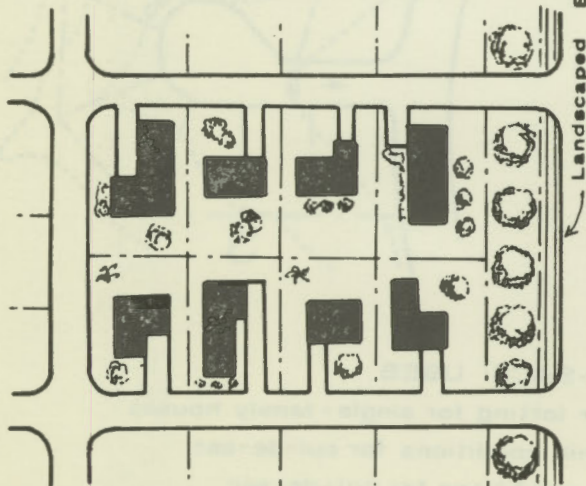
FACING HOUSES ON MINOR STREET WITH LANDSCAPED BUFFER ALONG REAR LOT LINES



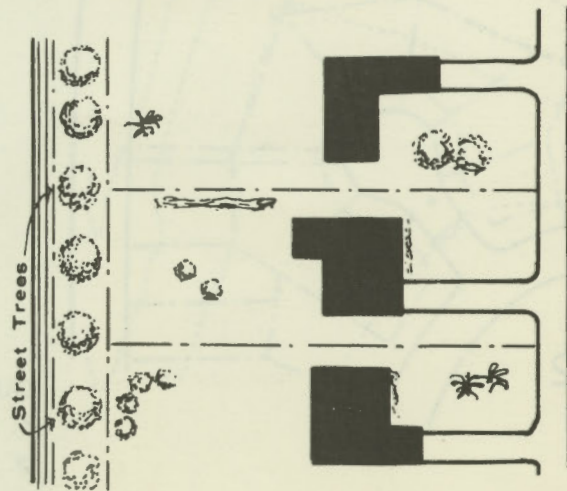
FACING HOUSES ON CUL-DE-SACS



FACING HOUSES ON LOOP STREETS



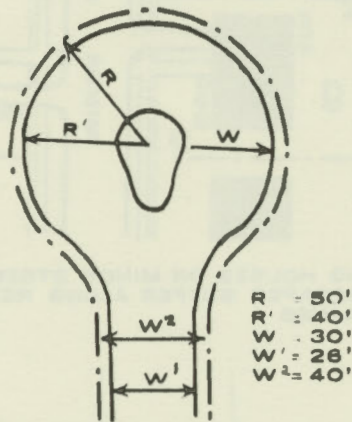
FACING HOUSES ON SIDE STREET



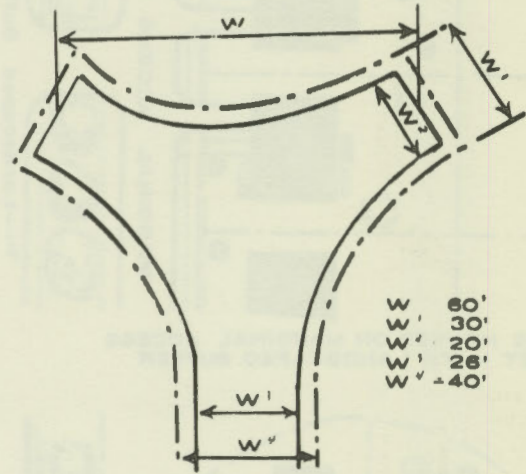
FACING HOUSES ON MAJOR THOROUGHFARE ON DEEP LOTS WITH STREET TREES



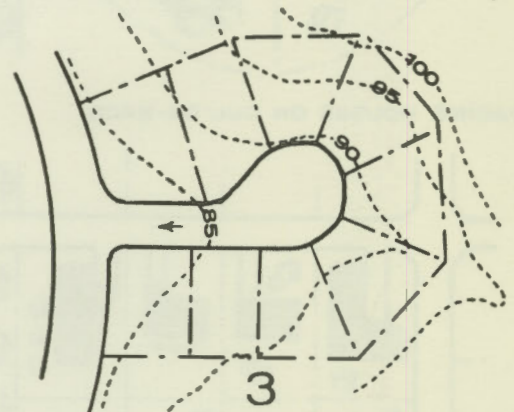
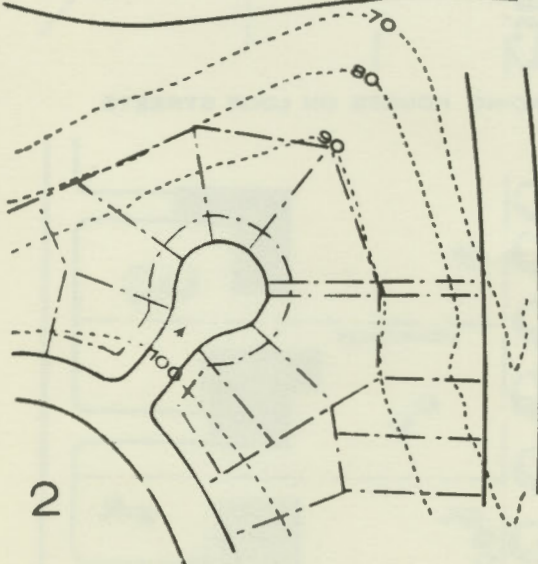
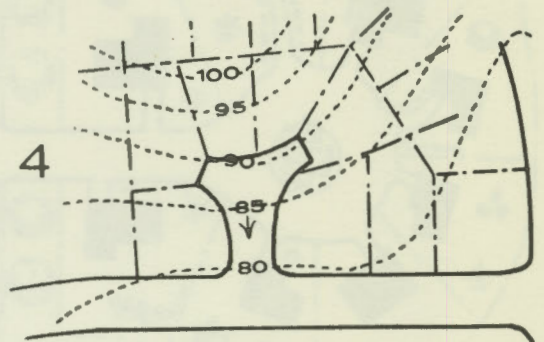
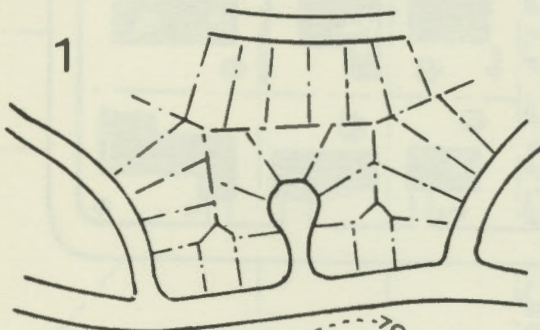
# CUL-DE-SACS: DESIGNS and USES



CIRCULAR: with center planter



Y- Type



## CUL-DE-SACS: USES

1. Proper lotting for single-family houses
2. Downhill conditions for cul-de-sac
3. Uphill conditions for cul-de-sac
4. "Y" terminal for cul-de-sac